THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 11273 PAGE 1

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Himanshu Patel, et ux 5404 Buckton Vale Dr. Nashville, Tn. 37211	Same as New Owner	Map 162 Parcel 192 and 193

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, J. R. MILLER and joined by his wife, LINDA MILLER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto HIMANSHU PATEL and wife, MANISHA PATEL, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain tract of land in the 5th Civil District of Davidson County, Tennessee and being known as the J.R. Miller property (Deed Book 7785, page 87), being bounded on the north by Bell Road (S.R. 254), east by Argo, south by Robertson and the west by Wilkerson and being further described as follows:

Beginning at an iron pin (new) in the south margin of Bell Road (S.R. 254) and being +1461 feet east of Benzing Road, said pin also being the northwest corner of the herein described tract and the northeast corner of the C.R. and Reasonover C. Wilkerson property (Will Book 177, page 137); thence with the south margin of Bell Road for the next two calls: South 89 deg. 16' 20" East, 209.54 feet to an iron pin (new); along a curve to the right having a central delta angle of 01 deg. 41' 08", a radius of 13547.40 feet, an arc length of 39.93 feet with a chord bearing and distance of South 77 deg. 32' 28" East, 39.93 feet to an iron pin (new) at the northwest corner of the Richard C. Argo property (Deed Book 7599, page 183); thence with the west line of Argo, South 02 deg. 52' 00" West, 906.44 feet to an iron pin (old) in the north line of the Charles and Deborah Robertson property (Deed Book 4941, page 362); thence with the north line of Robertson for the next two calls: North 84 deg. 43' 43" West, 120.28 feet to an iron pin (old); North 88 deg. 42' 07" West, 124.97 feet to a 36" twin oak tree at the southeast corner of the aforementioned Wilkerson property; thence with the east line of Wilkerson, North 02 deg. 38' 01" East, 903.66 feet to the point of beginning and containing 5.14 acres, more or less.

BEING the same property conveyed to J. R. Miller by deed from Van Brindley of record in Book 7785, page 87, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated December 15, 1998, by Jerry Swords, Jr., Registered Land Surveyor, No. 1806 of S & A Surveying, 3639 Cairo Bend Road, Lebanon, TN.

This is unimproved property in Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to Restrictive Covenants of record in Book 5434, page 758, said Register's Office.

3. Subject to any and all matters as they may appear on the plan of record in Book 5210, page 117, said Register's Office.

4. Subject to 75 foot TVA line and all other matters as shown on the Boundary Survey of Lots 5 and 6 Wilkerson Estates dated 12/15/98 by Jerry Swords, Jr. of S & A Surveying, Tennessee License No. 1806.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: LINDA MILLER, wife of J. R. MILLER, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 22nd day of December, 1998.

"GRANTORS"

J. R. MILLER

LINDA MILLER

"GRANTEES"

HIMANSHU PATEL

MANISHA PATEL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. R. MILLER and wife, LINDA MILLER, and HIMANSHU PATEL and wife, MANISHA PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of December, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

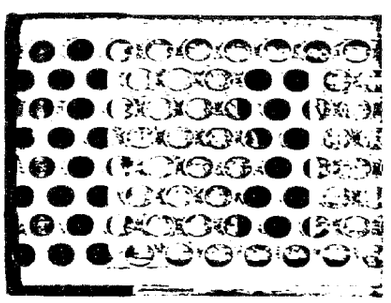
Sworn to and subscribed before me, this the 22nd day of December, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

98 DEC 30 AM 10:52
REGISTER
DAVIDSON COUNTY, TN

0530601
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

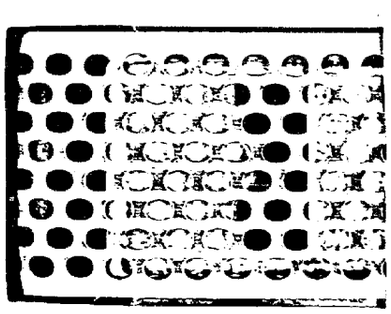
FOR _____

BOOK 11273 PAGE 3

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CHRT	
	175000.00
CON TX	647.50
PRFEE	1.00
MORTG	8.00
CFEE	2.00
TOTAL	658.50
CHECK	658.50

12/30/98 01 10:49 0001 6245



0530601
IDENTIF. & REFERENCE

98 DEC 30 AM 10:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403557